

**S-29-2008**

**Condie Subdivision – Amended & Extended  
4175 South 4800 West**

**BACKGROUND:**

Jeff Condie is requesting preliminary and final plat approval for the Condie Subdivision Amended and Extended. The subject property is bordered on the north by the Granger Gardens Subdivision and the east by the Moose Landing PUD. Property to the south is zoned residential and will be subdivided in the future as part of the Condie Park Estates Subdivision.

**STAFF/AGENCY COMMENTS:**

Granger Hunter Improvement District:

- X Standard design improvements required.
- X Coordinate existing easements and improvements.

Public Works Department

- X Will need to meet all conditions of dedicated rights-of-way.
- X Will need to dedicate 7 feet along 4800 West.

**ISSUES:**

- X Jeff Condie is requesting approval to amend the original Condie Subdivision. The original plat consisted of 6 lots on approximately 2.3 acres. The original plat also contained a portion of 4175 South as a dedicated street. The purpose for this plat is to extend the subdivision eastward, dedicate the remaining right-of-way for 4175 South and consolidate all lots to create one large lot. In addition, the plat will dedicate an additional 7 feet along 4800 West to complete the full right-of-way requirements along this road.
- X In April 2008, the Planning Commission reviewed a conditional use permit and development plan for the remaining undeveloped property. At the present time, the project site consists of 22 dwelling units. The recently approved conditional use will allow the developer to build an additional 12 units.
- X As part of the conditional use approval, the Planning Commission recommended that all existing lots be consolidated to create one large lot. In addition, access to any new units would need to be gained from a dedicated street. As a result, Mr. Condie has submitted a plat that accomplishes all of these requirements.

- X This application is not intended to address any site related issues of the multiple family units. Mr. Condie continues to resolve the recommendations of the Planning Commission with staff.

**STAFF ALTERNATIVES:**

1. Approval of the Amended Condie Subdivision subject to a resolution of staff and agency recommendations.
2. Continuation, to address issues raised during the public hearing.

**Applicant:**

Jeff Condie  
4157 South Colt Court

**Discussion:** Steve Lehman presented the application and answered questions from Commissioner Conder regarding density. Jeff Condie, the applicant, explained that he spoke with Steve Pastorik earlier regarding the jog on the west end and would like to ensure that it's a straight line so people aren't jogging into an apartment area. He explained the purpose of this application is to allow for 10,000 sq. ft. lots when the project is developed in the future. Mr. Condie stated that larger lots will be needed for home plans that include the three car garages that are required by covenants for the Condie Park Subdivision. Mr. Condie stated that apartments are upgraded and he will continue to make improvements to doors, windows, and furnaces, including central air. Mr. Condie explained that everything is family managed and there is not a lot of turnover because of housing prices and the difficulty in obtaining construction or home loans. He stated that tenants stay for 2-3 years and added that 12 units will be included in this project. Mr. Condie and the Planning Commission discussed access for fire and garbage services and maintenance issues. Steve Lehman answered questions from the Planning Commission regarding whether the request to redraw property lines could be approved at this time.

There being no further discussion regarding this application, Vice-Chairman Fuller called for a motion.

**Motion:** Commissioner Matheson moved for approval subject to the resolution of staff and agency recommendations.

Commissioner Conder seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Vice- Chairman Fuller	Yes

**Unanimous - S-29-2008– Approved**